



Hedley Street | Gosforth | NE3 1DL

## Offers Over £350,000

Traditional 3 bedroom mid terrace house located within the much sought after residential street in central Gosforth. The property benefits from a loft conversion with the addition of a wash room together with private yard to the rear and pleasant town garden to the front. There are 2 good size reception rooms to the ground floor together with 2 double bedrooms on the first floor and a 4 piece bathroom suite with separate shower. There is a further double bedroom on the second floor with a separate wash room. Additional features include gas fired central heating via combination boiler and double glazing. Gosforth High Street is within easy walking distance with its range of shopping facilities, bars , restaurants, and frequent transport links to the City Centre. There are also excellent schools within the area.

ROOK  
MATTHEWS  
SAYER



3



2



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**Traditional mid terrace house**

**3 double bedrooms**

**2 good size reception rooms**

**Private yard to the rear**

**Gosforth High Street is within  
easy walking distance**

**Excellent schools within the  
area**

**For any more information regarding the property please contact us today**

**ENTRANCE DOOR LEADS TO:  
ENTRANCE HALL**

Entrance door, staircase to first floor, radiator.

**SITTING ROOM 14'5 x 12'4 (plus alcove) (4.39 x 3.76m)**

Double glazed window to front, feature fireplace, coving to ceiling, ceiling rose, double radiator, fitted shelves to alcoves.

**DINING ROOM 14'8 x 13'9 (to alcove) (4.47 x 4.19m)**

Double glazed window to rear, understairs cupboard, coving to ceiling, ceiling rose, feature fireplace, radiator.

**KITCHEN 12'0 x 8'9 (3.66 x 2.67m)**

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas hob, space for auto washer, space for dishwasher, tiled splash back, double glazed windows, part glazed door.

**FIRST FLOOR LANDING**

Staircase to 2<sup>nd</sup> floor, spindle banister.

**BEDROOM ONE 17'6 (into alcove) x 14'4 (5.33 x 4.37m)**

Double glazed windows to front, coving to ceiling, picture rail, radiator.

**BEDROOM TWO 14'6 x 10'11 (into alcove) (4.42 x 3.33m)**

Double glazed window to rear, radiator.

**SECOND FLOOR LANDING**

Velux window.

**BEDROOM THREE 16'1 (max) (4.90m)**

Velux windows, laminate floor.

**WASH ROOM**

Low level WC, Velux window.

**FAMILY BATHROOM**

Four piece suite comprising: freestanding bath, pedestal wash hand basin, step in shower cubicle, low level WC, tiled floor, combination boiler, radiator, extractor fan, double glazed frosted window.

**FRONT GARDEN**

Laid mainly to lawn, hedge boundaries.

**REAR YARD**

**T: 0191 284 7999**

**gosforth@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: On Street

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: D**

GS00015765.DJ.PC.18/08/25.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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